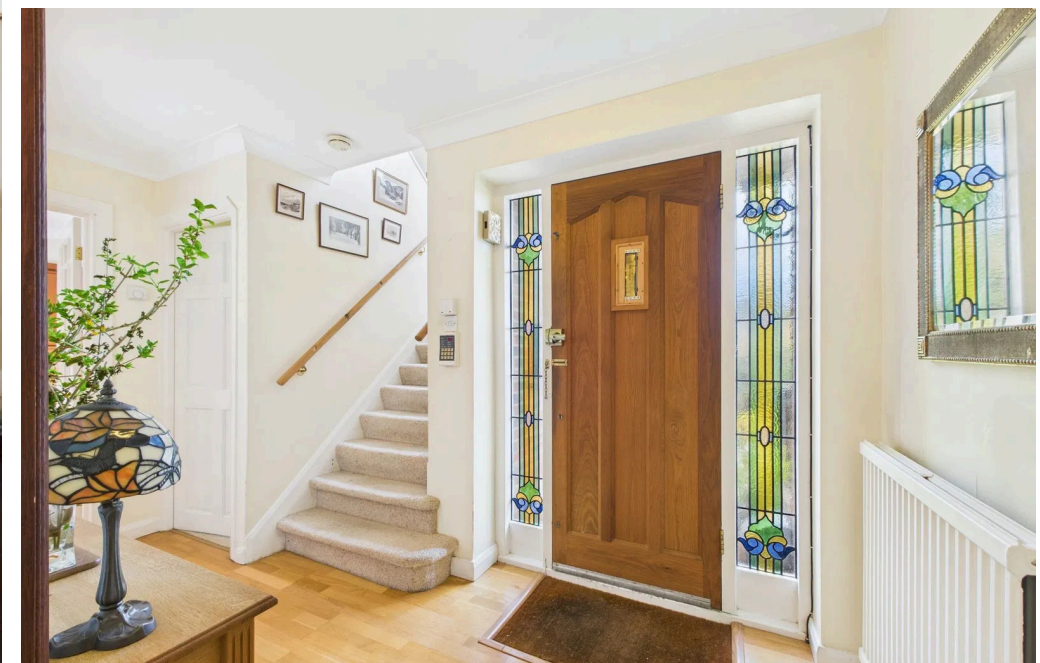




First Avenue | Worthing | BN14 9NP  
Guide Price **£900,000**





Charming detached home in the desirable area of Charmandean, set within nearly a third of an acre plot backing onto woodland and Hill Barn Golf Course. Features a spacious living room, open-plan kitchen/breakfast/dining room, three double bedrooms, utility room, study and two bathrooms. Large West facing garden, garage and off road parking.





## Key Features

- Detached House
- Three Double Bedrooms
- Large West Facing Rear Garden
- Spacious Living Room
- Kitchen/Breakfast Room
- Study & Utility Room
- Garage & Off Road Parking
- Dining Area
- 0.27 Acre Plot
- Ground Floor Shower Room & Two WC



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

Step through the entrance of this charming and characterful home, where beautiful original stained glass windows set a welcoming tone and hint at the unique features within. The entrance hall leads into a spacious and light-filled triple aspect living room, boasting elegant bay windows that frame picturesque views over both the front and rear gardens. This room is flooded with natural light throughout the day, creating a warm and tranquil ambiance. At the heart of the home lies the kitchen/breakfast room, an expansive open-plan space that seamlessly incorporates a dining area and the delightful 'garden room'—a favorite of the current owner, aptly named for its garden views, casual seating area and sliding glass doors that lead out to the rear patio.

The kitchen is thoughtfully designed and well-equipped, featuring a generous range of matching units, an integral fridge/freezer, mid-level oven and microwave, and an electric hob with extractor fan above. A breakfast bar return offers an informal dining space, while a more formal dining area provides plenty of room for larger gatherings.

Adjacent to the kitchen is a practical utility room, offering additional space for appliances, and leading to a convenient shower room with WC. The inner hallway provides access to a study and integral garage, making this an ideal spot for working from home. A separate guest WC completes the ground floor accommodation. Ascending to the first floor, the property continues to impress with three generous double bedrooms. The principal bedroom enjoys dual aspects with lovely garden views and is fitted with a full range of wardrobes and has eaves storage. The second bedroom also benefits from fitted wardrobes, offering ample storage space. The family bathroom includes a bath, separate shower cubicle, WC, and wash hand basin.

### EXTERNAL

Tucked away in a beautifully private and secluded plot approaching a third of an acre, this home backs onto tranquil woodland and the lush fairways of Hill Barn Golf Course, offering peace, privacy, and an idyllic backdrop. The front garden is attractively landscaped, framed by mature hedgerow borders and bursting with colourful shrubs and flowers. A block-paved driveway provides ample off-road parking and leads to the garage, which features double doors, windows for natural light, and internal access to the home. Side access is available on both sides of the property, leading to the generously sized, west-facing rear garden. Designed for enjoyment throughout the seasons, the garden includes a central lawn, patio seating area, and a rich variety of mature planting. Towards the rear, discover a more natural wild garden, along with a greenhouse, shed, and summerhouse—perfect for those with green fingers or simply for relaxing and enjoying the peaceful setting. Double gates at the back which lead out onto an unmade lane. The property also benefits from twenty solar panels at the side and on the rear roof which brings in an income of circa £1,800 pa.

### SITUATED

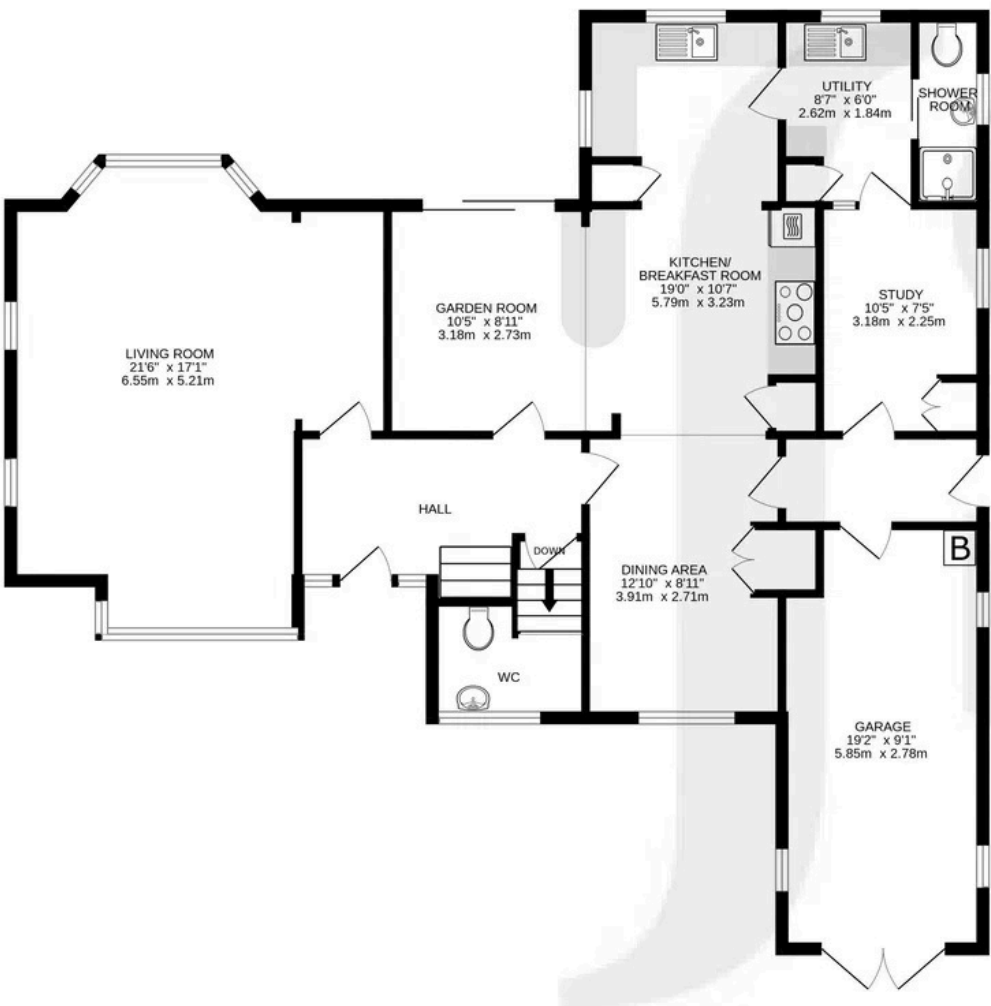
This unique detached home is perfectly positioned in one of the most prestigious roads Worthing has to offer. This home backs onto Hill Barn Golf Course and has lovely walkways up to Cissbury Ring. First Avenue also has the added benefit of green space at Charmandean Recreation Ground and is a short walk away from the South Downs National Park and local golf course. Local amenities can be found close by at Broadwater Village and Downlands Parade, located approximately 0.3 miles away. The property provides easy access to the A27 and A24 and is well positioned for local schools/colleges. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3 miles away.



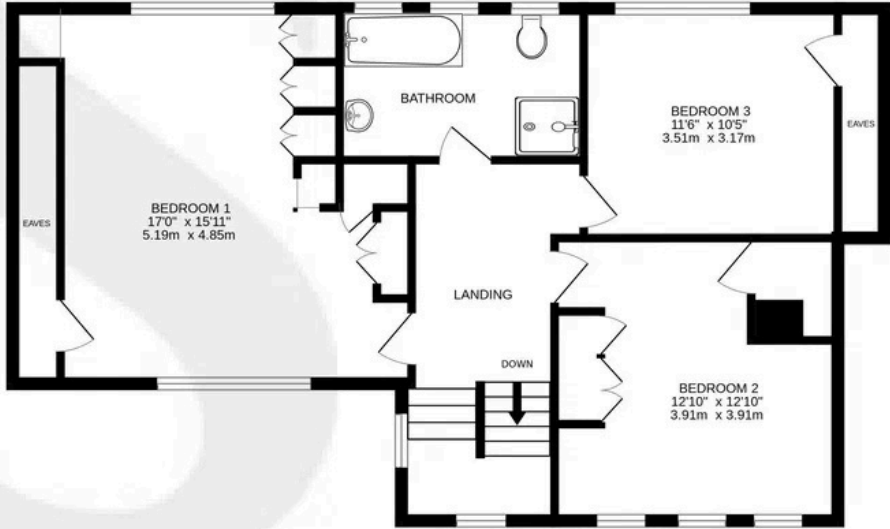
To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



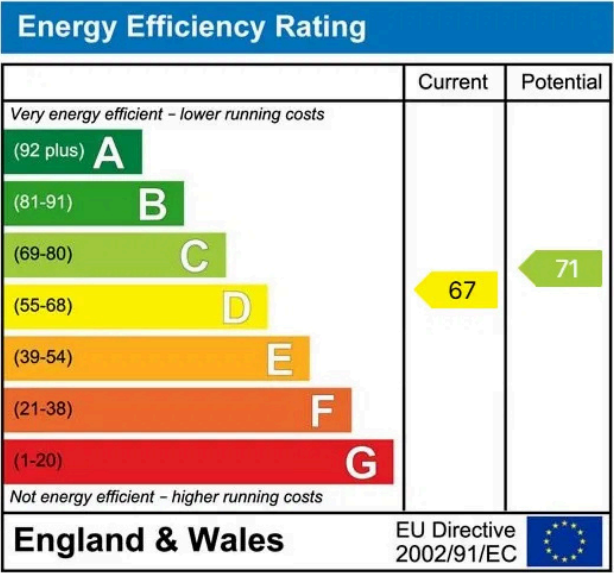
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Property Details:

Floor area as quoted by EPC: 1700 sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.